| 068.0 | 0002 | 0012.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 738,900 / 738,900 |
| | | | | | USE VALUE: | 738,900 / 738,900 |
| | | | | | ASSESSED: | 738,900 / 738,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 68 | | GROVE ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | RONAYNE BRENDAN/ANTHONY |
| Owner 2: | RONAYNE JOSEPH |
| Owner 3: | |
| Street 1: | 28 GROVE STREET PLACE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | PASCHAL ROBERT F--KAROLINA - |
| Owner 2: | - |
| Street 1: | 68 GROVE ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains 4,227 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1910, having primarily Vinyl Exterior and 1590 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 4227.000 | 356,100 | | 382,800 | 738,900 |
| Total Card | 0.097 | 356,100 | | 382,800 | 738,900 |
| Total Parcel | 0.097 | 356,100 | | 382,800 | 738,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 464.72 | /Parcel: 464.7

**Legal Description**

**User Acct** 43367

**GIS Ref**

**GIS Ref**

**Insp Date** 10/02/18

Entered Lot Size

Total Land:

Land Unit Type:

## PREVIOUS ASSESSMENT

**Parcel ID** 068.0-0002-0012.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 104 | FV | 356,200 | 0 | 4,227. | 382,800 | 739,000 | 739,000 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 293,200 | 0 | 4,227. | 382,800 | 676,000 | 676,000 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 293,200 | 0 | 4,227. | 257,000 | 550,200 | 550,200 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 275,600 | 0 | 4,227. | 246,100 | 521,700 | 521,700 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 275,600 | 0 | 4,227. | 224,200 | 499,800 | 499,800 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 231,500 | 0 | 4,227. | 180,400 | 411,900 | 411,900 | Year End Roll | 12/11/2014 |
| 2014 | 104 | FV | 231,500 | 0 | 4,227. | 161,300 | 392,800 | 392,800 | Year End Roll | 12/16/2013 |
| 2013 | 104 | FV | 240,300 | 0 | 4,227. | 153,100 | 393,400 | 393,400 | | 12/13/2012 |

!5853!

**PRINT**

| Date | Time |
|---|---|
| 12/10/20 | 20:41:12 |

**LAST REV**

| Date | Time |
|---|---|
| 10/05/18 | 09:25:56 |

apro

## SALES INFORMATION

**TAX DISTRICT**

**PAT ACCT.** 5853

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| PASCHAL ROBERT | 43209-243 | | 7/1/2004 | | 430,000 | No | No | | |
| | 7249-493 | | 1/1/1901 | Family | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 43367 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 7/20/2004 | 636 | Redo Bat | 4,000 | | | G6 | GR FY06 | |
| 2/21/2003 | 104 | Redo Bat | 8,000 | | | | | |
| 11/12/1993 | 572 | Manual | 8,500 | | | | | REBUILD PORCHES |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/2/2018 | MEAS&NOTICE | PH | Patrick H |
| 5/15/2009 | Measured | 372 | PATRIOT |
| 1/10/2000 | Meas/Inspect | 277 | PATRIOT |
| 11/1/1981 | | CS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 4227 | | Sq. Ft. | Site | | 0 | 70. | 1.29 | 11 | | | | | | | | | 382,766 | | | | | | 382,800 | |

Total AC/HA: 0.09704 | Total SF/SM: 4227 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 382,766 | Spl Credit | Total: 382,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 12 - Multi-Conver | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1910 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G6 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | 1 | Rating: | Very Good |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 160.00 |
| Size Adj.: | 1.31037736 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 207.543 |
| Other Features: | 109500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 516089 |
| Depreciation: | 159988 |
| Depreciated Total: | 356101 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 2 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 10 | BRs: | 4 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | 2004 |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 5 | 2 | |
| Totals | | | |
| 2 | 10 | 4 | |

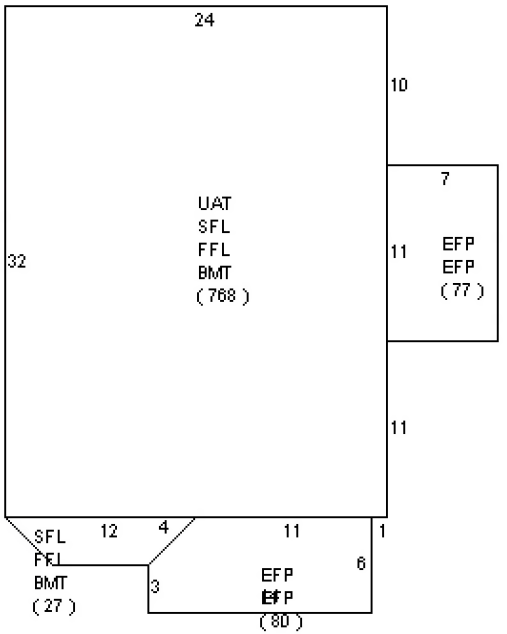
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 207.54 |
| Special Features: | 0 | Val/Su Net: | 123.18 |
| Final Total: | 356100 | Val/Su SzAd | 223.96 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 795 | 62.260 | 49,499 |
| FFL | First Floor | 795 | 207.540 | 164,997 |
| SFL | Second Floor | 795 | 207.540 | 164,997 |
| EFP | Enclos Porch | 314 | 35.530 | 11,157 |
| UAT | Upper Attic | 192 | 83.020 | 15,939 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 2,891 | | | Total: | 406,589 |
| Size Ad | 1590 | Gross Are | 3467 | FinArea | 1590 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## PARCEL ID

068.0-0002-0012.0

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | Frame Shed | D | Y | 1 | 10X8 | A | AV | 1960 | 0.00 | T | 40 | 104 | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|